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*Attorneys for Plaintiff Federal Housing Finance Agency, in its
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Association*

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

WELLS FARGO BANK, N.A., a national banking
association; FEDERAL NATIONAL MORTGAGE
ASSOCIATION; FEDERAL HOUSING
FINANCE AGENCY, in its capacity as
Conservator of Federal National Mortgage
Association,

Plaintiffs,

v.

ELDORADO THIRD COMMUNITY
ASSOCIATION, a Nevada non-profit corporation,
JONATHAN LOREN LAKE, an individual,

Defendants.

Case No.: 2:18-cv-01033-JCM-PAL

STIPULATION AND ORDER

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1 Plaintiffs, WELLS FARGO BANK, N.A., a national banking association (“Wells Fargo”),
 2 FEDERAL NATIONAL MORTGAGE ASSOCIATION, a foreign limited liability company
 3 (“Fannie Mae”), and FEDERAL HOUSING FINANCE AGENCY, in its capacity as Conservator
 4 of Fannie Mae (hereinafter collectively “Plaintiffs”), by and through their counsel of record,
 5 Holly E. Cheong, Esq. and Leslie Hart, Esq., and Defendant, ELDORADO THIRD
 6 COMMUNITY ASSOCIATION, a Nevada non-profit corporation, (“Eldorado”), by and through
 7 its counsel, Matthew L. Grode, Esq., hereby agree and stipulate as follows:

8 1. This matter concerns real property located at 1933 Bluff Knoll Court, North
 9 Las Vegas, Nevada 89084, Assessor’s Parcel Number 124-21-314-094 (the “Subject Property”).

10 2. Wells Fargo is the servicer on behalf of Fannie Mae, and the beneficiary of record
 11 of a mortgage loan secured by a Deed of Trust which was recorded on or about March 30, 2010,
 12 against the Subject Property.

13 3. Subject to the Court’s entry of this proposed Stipulation and Order, Eldorado
 14 disclaims any right, title or interest in the Subject Property apart from those rights and obligations
 15 which arise from, and/or are related to, its governing documents, including the recorded
 16 Declaration of Covenants, Conditions and Restrictions. Eldorado does not oppose the entry of an
 17 Order herein and Judgment thereon by this Court which holds that the above referenced Deed of
 18 Trust remains in full force and effect as of the date of this Stipulation and Order.

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4. Plaintiffs' third cause of action for quiet title/declaratory relief is dismissed with prejudice as to Eldorado only. Plaintiffs' fourth cause of action for judicial foreclosure is dismissed without prejudice as to Eldorado only. Plaintiffs shall not seek any damages, costs, fees (including attorney's fees), or judgment against Eldorado.

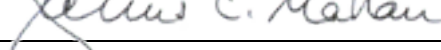
5. Eldorado shall comply with all statutory requirements of Nevada Revised Statute Chapter 116 and notify Wells Fargo, or the current beneficiary of record, of any notice of default and/or notice of sale it subsequently records against the Subject Property.

DATED: December 11, 2018 By: /s/ Holly E. Cheong
Holly E. Cheong, Esq.
Attorneys for Plaintiffs WELLS FARGO BANK, N.A., a
National Banking Association and FEDERAL NATIONAL
MORTGAGE ASSOCIATION

DATED: December 11, 2018 By: /s/ Leslie Bryan Hart
Leslie Bryan Hart, Esq.
Attorneys for Plaintiff FEDERAL HOUSING FINANCE
AGENCY

DATED: December 11, 2018 By: /s/ Matthew L. Grode
Matthew L. Grode, Esq.,
Attorneys for Defendant, ELDORADO THIRD
COMMUNITY ASSOCIATION, a Nevada non-profit
corporation

IT IS SO ORDERED.

DATED: December 14, 2018 By: 
UNITED STATES DISTRICT JUDGE

Respectfully submitted by:

SNELL & WILMER L.L.P.

/s/ Holly E. Cheong
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